

**THE BOROUGH OF WILDWOOD CREST  
ZONING BOARD**

**Draft MEETING AGENDA 16 FEBRUARY 2021**

**WILDWOOD CREST BOROUGH HALL, 6101 Pacific Ave., Wildwood Crest**

**1. CALL TO ORDER:** Pledge of allegiance. Announce emergency exits.

**OPENING:** In compliance with the Open Public Meetings Act, Chapter 231, P.L. 1975, the notice requirements have been satisfied as to the time, place, and date of holding this meeting by posting notice on the Bulletin Board in the Wildwood Crest Municipal Building and by publishing same in the Cape May County Herald and/or in the Atlantic City Press. If any member has reason to believe that this meeting is being held in violation of the Open Public Meetings Act of 1975, they shall so state at this time.

*This meeting is being recorded. Under certain circumstances a transcript of these proceedings may be required, therefore, please speak clearly and one at a time.*

*Please silence cell phones during the meeting.*

**2. ROLL CALL:** Secretary takes member roll call, verification of Board quorum and voting membership.

**3. MINUTES:** Minutes of the meeting of 19 January were distributed for review and approval or correction.

**4. APPLICATIONS:**

**ZB-21-02-01:** A & DV LLC, owner of the property located at 5605 Atlantic Ave., a/k/a blk 11.03, lots 3.02 & 4, in the M1-C zoning district seeking "c"1, "c"2 and "d"1 variance relief and site plan approval proposing to abandon existing on-site parking for the purpose of creating an outdoor dining area. Applicant represented by Anthony P. Monzo, Esq.

**ZB-21-02-02:** Ernest & Cassandra Benedetto, owners of the property located at 403 E Miami Ave, a/k/a blk 117.02, lot 5, in the M1-B zoning district, seeking "c"2 variance, proposing to create an additional 10' curb cut to allow additional parking for three or four vehicles. Applicant represented by Doreen Corino, Esq.

**5. RESOLUTIONS MEMORIALIZING BOARD ACTIONS:**

**ZB-21-08:** memorializing denial of application ZB-20-12-02: James Mikula, contract purchaser of the property located at 407-415 E Atlanta Ave, a/k/a blk 98.02, lots 7-12, in the M-1B zoning district.

**ZB-21-09:** memorializing approval with conditions of application ZB-21-01-01: Shannon Michael Nelson, owner of the property located at 110 W fern Rd., a/k/a blk 58, lots 21 & 22.01 in the R-2 zoning district.

**6. ADMINISTRATIVE RESOLUTIONS:**

None

**7. OLD BUSINESS:**

Lyndsy Newcomb, Esq. of the office of Monzo, Catanese, requesting board review of resolution ZB-20-15 James Mikula, owner of the property located at 507-515 E Orchid Rd, condition of approval "d" be modified to reflect a minimum rental period of one week per ordinance section 85-57A.1.a.

**8. NEW BUSINESS:**

**9. OPEN TO PUBLIC COMMENT:**

**10. ANNOUNCEMENTS:**

There are no applications for the meeting 16 March.

**11. ADJOURN.**